

From: [REDACTED]
To: [SizewellC](#)
Cc: [REDACTED]
Subject: Deed of Obligation and Leiston Regeneration
Date: 24 September 2021 19:02:05

This is a representation from Leiston Community Land Trust a Community Benefit Society that has been established to help deliver the aspirations of the Leiston Neighbourhood Plan. As a body we hold a neutral position with respect to the pros or cons of new nuclear build. However, we acknowledge if the Sizewell C DCO should be granted there will be an unprecedented impact on the locality and community. We are therefore preparing our Business Plan to consider this possible impact.

Our Business Plan is for a regeneration of a neglected parcel of land to create a vibrant and accessible public realm right in the heart of the town. The area will comprise a versatile Market Square surrounded by a complex of Civic space centred around a modern inclusive Town Council office and 21st Century Library, adjacent to small retail units with a focus on 'live/work modules' all supported by a collection of affordable homes. This is a proposal that has East Suffolk Council recognition.

The Community Land Trust (CLT) recognise the need for this regeneration development is embodied in the Neighbourhood Plan, however the CLT are concerned about the impact of the EDF workforce on the safe and comfortable enjoyment of the town. This is a concern that is echoed by the Leiston Town Council. There will be a vast lift in the number of people in the town all using a finite space. The creation of a market space and new civic centre will allow the town to accommodate these numbers more easily.

We are aware of the Deed of Obligation and the discussions between the County and District Authorities to establish numerical compromises. Our request is that significant and urgent attention is given to ring fencing a substantial sum to help deliver these truly transformative and legacy proposals.

As a post, Industrial Revolution town Leiston has a long history of growth from industrialisation. However, it also has a strong sense of community and heritage and deserves the opportunity to do what it can to adapt ready to accommodate these vast employee numbers from the SZC construction within the High Street and Town Centre.

Our request is for a specific ring-fenced contribution to the regeneration of Leiston Town Centre, as a means of preparing the town for the impact of an influx of construction personnel and give the entrepreneurial opportunity for new businesses to grow to serve and benefit from that influx.

We see this as a complementary project to other schemes such as the Leiston Net Zero and Traffic and Transport proposals. We have no wish to deny these projects their recognition, in fact quite the opposite as we see these as being in complete synergy with our own. We, the Leiston Community Land Trust are simply asking that careful consideration is given to ensuring this regeneration scheme is ring fenced for funding support in the Deed of Obligation.

For and on behalf of the Leiston Community Land Trust Board of Trustees

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Chair Leiston Community Land Trust

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